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20 Caer Castell House Coychurch Road, Bridgend

£120,000

Bridgend

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Spacious ground floor apartment with open plan kitchen/living area, French doors to lawn, two bedrooms (one en-suite), family bathroom, storage, and allocated parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

The property is accessed via a communal ground floor entrance which has a door serving three apartments, with the accommodation itself opening into a spacious entrance hallway. Laminate flooring extends throughout much of the apartment and there is an intercom entry system, wall-mounted electric heater and two useful storage cupboards. One houses the hot water cylinder, while the second provides useful space for coats, vacuum cleaner, ironing board and general household storage.

Doors from the hallway lead to the open plan kitchen/living room, two bedrooms and family bathroom.

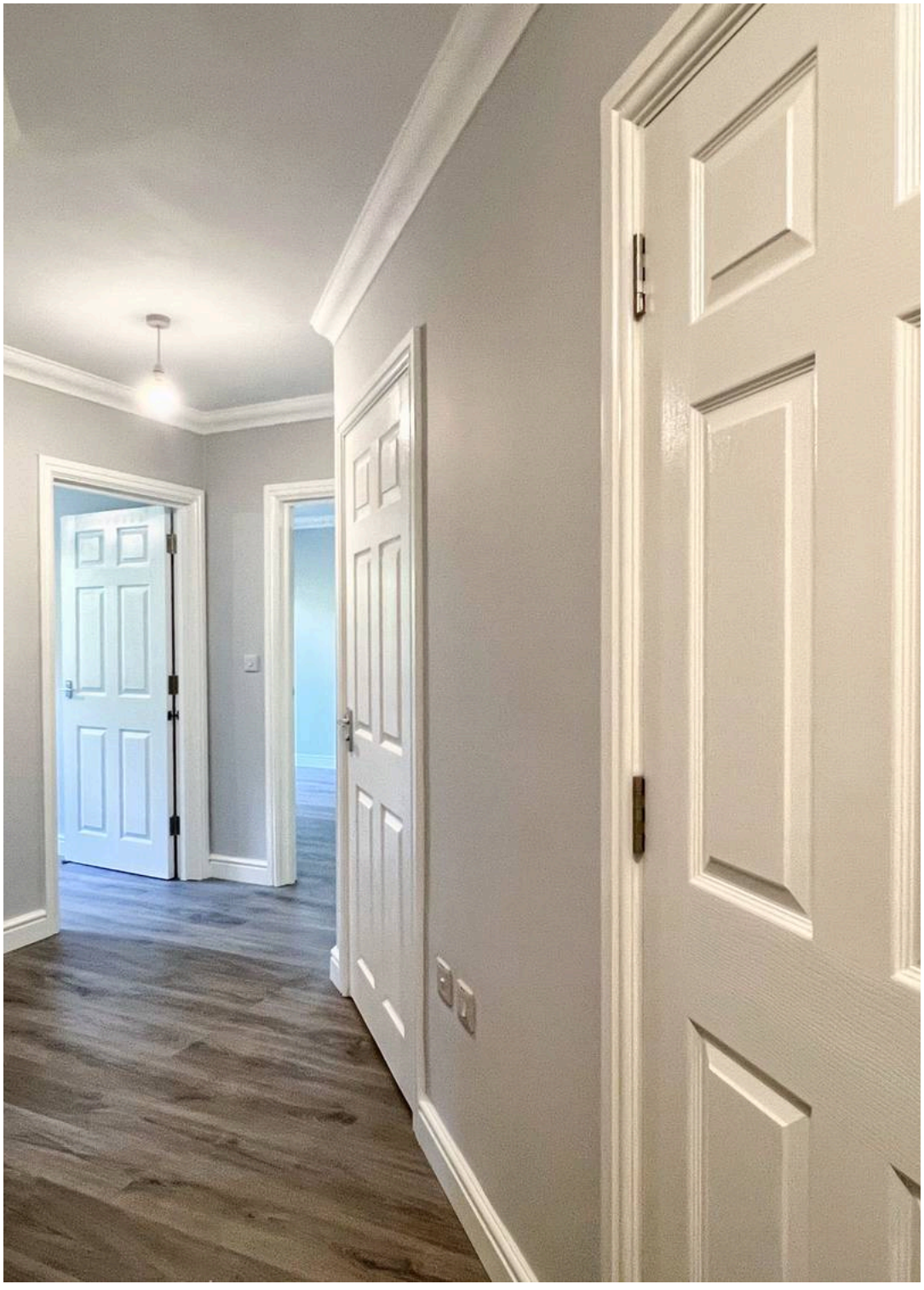
The open plan kitchen and living area is a particularly spacious room, with French doors opening directly onto a lawn area and allowing plenty of natural light into the room. There are two electric heaters and laminate flooring continuing from the hallway.

The kitchen is fitted with a range of base, wall and drawer units complemented by laminate work surfaces with matching up stands. There is a 1.5 bowl









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The main bedroom is a generous double room with a rear-facing window, wall-mounted electric heater and built-in wardrobe providing hanging and storage space. A doorway leads directly into the en-suite shower room.

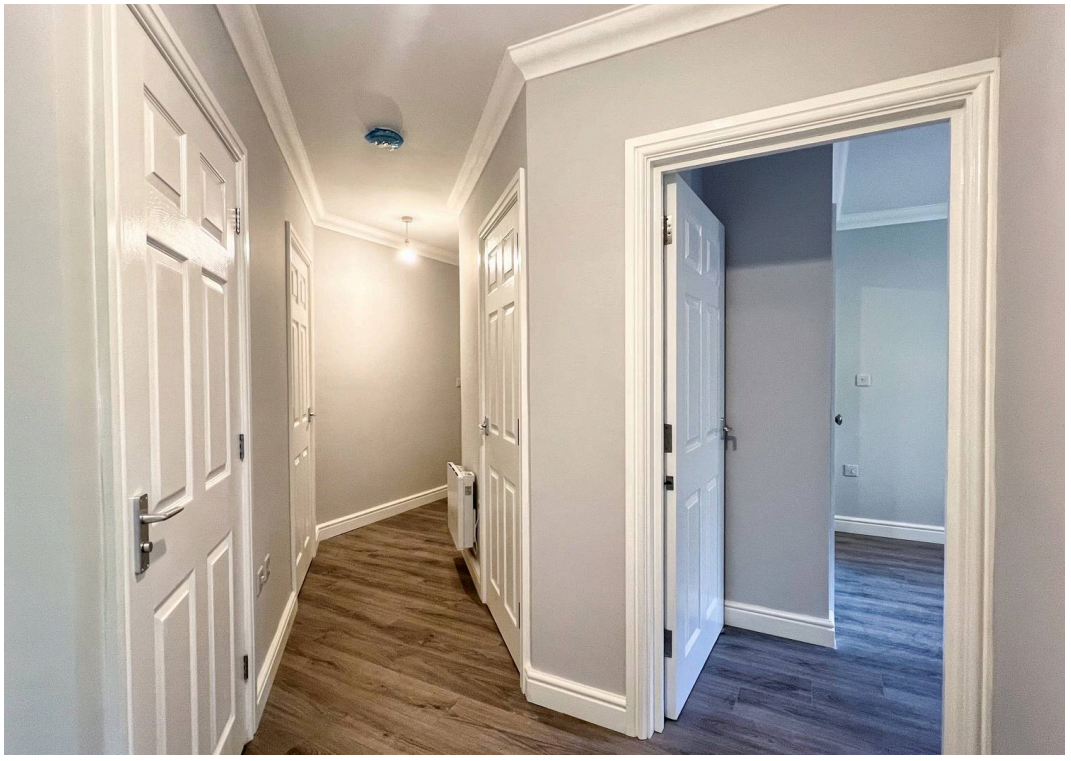
The en-suite is fitted with a three-piece suite comprising a shower enclosure with thermostatic shower, WC and pedestal wash hand basin with splash back tiling. Further features include vinyl flooring, shaver point and a chrome heated towel rail.

Bedroom two is a spacious larger-than-average single bedroom, with a rear-facing window overlooking the surrounding greenery and a wall-mounted electric heater. The room offers flexibility for use as a guest bedroom, home office or study.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, WC and pedestal wash hand basin. There is partial wall tiling, vinyl flooring, a chrome heated towel rail, shaver point and high-level electric heater.

The apartment was originally constructed by Redrow in approximately 2006 and has been owned as an investment property since 2017.

Material information exists about this property which could affect your decision to view or proceed. In line with the Consumer Protection from Unfair Trading Regulations 2008, please contact our office for full details before making any transactional decisions.

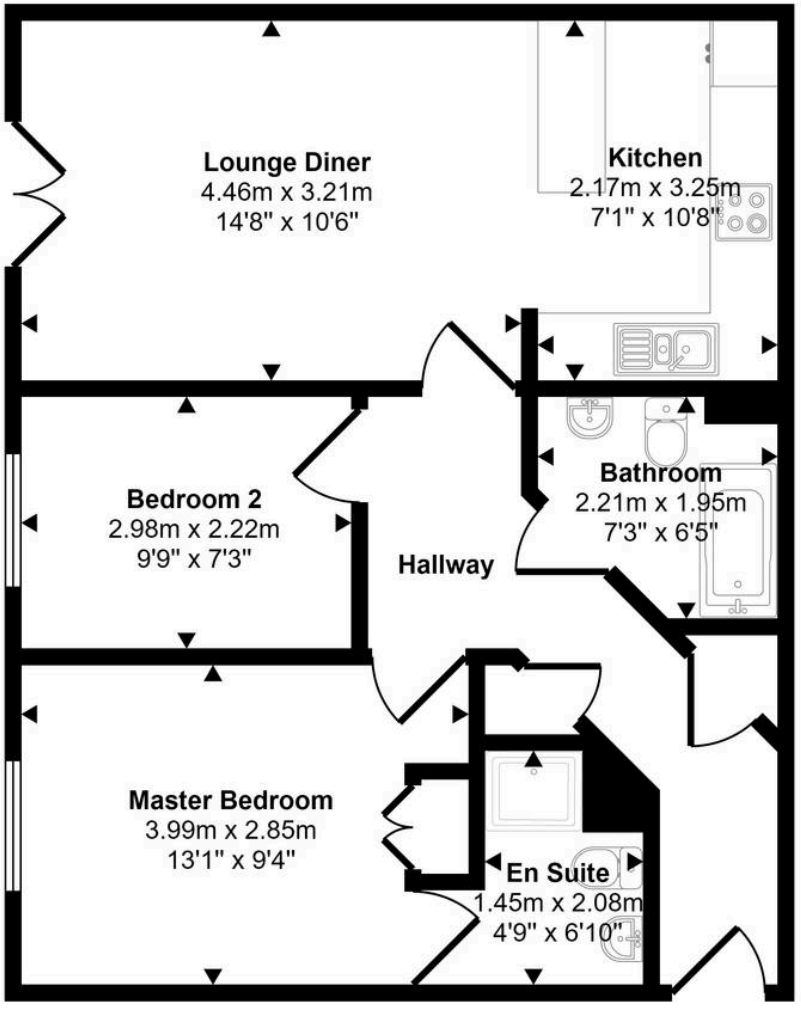








Approx Gross Internal Area
58 sq m / 629 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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